

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS-123

Date: December 13, 2004

Applicants: McGovern Sadusky Investments Inc.

Address of Property: 3659 Polk Street NE

Contact Person and Phone: James Wellner 651-762-9462

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: November 12, 2004

End of 60-Day Decision Period: January 11, 2005

Ward: 1 **Neighborhood Organization:** Waite Park

Existing Zoning: R1 Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 6

Comprehensive Plan: Residential.

Proposed Use: Parcel A will be 7,472 square feet and Parcel B will be 7,464 square feet. The parcels will be suitable for single-family homes (one existing and one new).

Concurrent Review: Minor Subdivision.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: The applicant does not have a development plan at this time for the new parcel. The zoning will only allow single-family homes. Any development is subject to zoning office approval.

Background: The subdivision consists of three platted lots. There is a single-family home on the south lots. The subdivision will create a common lot line between Lot 11 and Lot 13 (through Lot 12) to create two parcels. None of the exterior lot lines around the perimeter of the two parcels will be changed. The applicant proposes to construct a single-family home on the northern parcel (Parcel A).

Required Findings:

1 Subdivision is in conformance with the land subdivision regulations and the applicable regulations of the Zoning Code, and policies of the Comprehensive Plan.

Both lots will be in conformance with the requirements of the zoning ordinance, comprehensive plan, and subdivision ordinance.

2. Subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The proposed subdivision will create two parcels out of three lots. The area is zoned for single-family homes and eventually a new home will be built on the northern parcel. A single-family home will not be out of character with the area and should not add significant congestion to the public streets.

3. All land intended for building sites can be used safely without endangering the residents or uses of the subdivision and the surrounding area by peril from floods, erosion, high water table, severe soil conditions, improper drainage, steep slopes, utility easements, rock formations, or other hazard.

The site does not present the above noted hazards.

4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

No change to the grading is proposed and access can be provided at the rear of the site at the alley.

5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.

Existing utility and drainage provisions are adequate for the existing and proposed development. When the new home is built it will be subject to all Public Works site drainage regulations.

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Recommendation of the Community Planning and Economic Development Department – Planning Division:

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the minor subdivision application located at 3659 Polk Street NE.

Attachments:

- 1) Hennepin County map.
- 2) Survey.
- 3) Photo.